

## CHAPTER VIII - TRANSITIONAL ZONING DISTRICT

**A. What This Chapter Does.** This chapter establishes the **Transitional Zoning District (TZD)**, the purpose of which is to provide for a well-planned transition from predominantly single-family residential to higher density residential or commercial uses in specific areas identified in the plan. Transitional developments must comply with performance standards designed to protect the remaining residences.

**B. Land Use.** The permitted and special uses allowed in the TZD shall be as shown in Table VIII.1. All uses not explicitly permitted are prohibited.

Table VIII.1. TZD Land Use

<i>permitted uses</i>	<i>special permit uses</i>
single-family dwellings	multiple-family dwellings, up to 16 units per structure
two-family dwellings	limited commercial uses, as provided in VIII.D.
accessory uses customarily associated with the permitted and special permit uses	day care centers, in compliance with VII.D.3.
home occupations in compliance with Appendix D	churches and schools
minor utility installations - see II.D.6.	parks and other public recreation areas

**C. Specification Standards.** The specification standards for the TZD shall be the same as in the MZRD (see Table VII.2.), except that:

1. the maximum number of multiple-family units per structure shall be increased to 16, and
2. the maximum lot coverage may be increased to: a. for residential conversions, as defined in VIII.D.2.: 55%, and b. for block conversions, **as defined in VIII.D.3: 75%.**

**D. Performance Standards.** All developments shall comply with the performance standards of Chapter XVIII, as applicable, and these additional performance standards.

**1. Transition to Multiple-Family Dwellings.** Two-family dwellings are permitted in the TZD. Multiple-family dwellings shall comply with the performance standards for the MRZD.

**2. Transition to Commercial Uses: Residential Conversions.** A residential conversion is the conversion of a single existing dwelling to commercial use.

**a. Land Use.** The commercial uses permitted shall be compatible with neighboring residences. They shall retain a residential appearance, and generate only low to moderate levels of activity. Examples of the commercial uses that may be appropriate in the TZD include: i. retail sale of locally produced arts, crafts, and foodstuffs; ii. retail confectioneries and bakeries (SLUC 544-546); iii. book and stationery stores (SLUC 594); iv. retail florists (SLUC 5991); v. gift shops (SLUC 5995); vi. insurance and real estate offices (SLUC 6142 and 6152); vii. beauty and barber services (SLUC 623); viii. legal and other

professional services (SLUC 652 and 659); ix. the offices of civic organizations (SLUC 699); and x. travel agencies (SLUC 4923).

**b. Operating Hours.** Operating hours shall begin no earlier than 8:00 A.M. and end no later than 8:00 P.M.

**c. Residential Landscaping.** Landscaping similar to that of neighboring homes (yards with turf or ground cover, trees, including street trees, shrubs, flowers, etc.) shall be retained on the 45% or more of the lot left open to comply with VIII.C. Where such landscaping is absent or in poor condition, it shall be restored.

**d. Side and Rear Yards.** A minimum six foot high opaque wood fence or masonry wall shall be installed and maintained along the side and rear property lines that adjoin dwellings. The city may also require supplemental plantings to protect the privacy and enjoyment of residential neighbors. Rear yards may be used as outdoor dining or display areas, but all storage shall be within the converted dwelling or an accessory building (like an existing garage).

**e. Front Yard.** The front yard shall be left unfenced, or if one is existing, or in conformance with neighboring properties, with a low, open fence (like a picket fence) or hedge. No commercial use shall be made of the front yard, except that existing front driveways may be used for employee parking.

**f. Architecture.** The residence being converted to commercial use may be remodeled or expanded, in compliance with these regulations and the city's building and fire codes, but all such activity shall retain a residential appearance. The developer shall submit elevations and other drawings to demonstrate compliance with this performance standard.

**3. Block Conversions.** A block conversion is the development of commercial or mixed commercial and multiple-family dwellings on at least one-half of a platted block.

**a. Land Use.** Block conversions involve a higher intensity of commercial use, but must still respect neighboring residences. Examples of additional uses that may be appropriate in a block conversion in the TZD include: i. retail apparel and accessories (SLUC 56); ii. retail electronics (SLUC 573 - but not including installation of automotive sound systems); iii. eating and drinking places (SLUC 58 - but not including drive-in restaurants); iv. other retail uses that do not require large outdoor sales areas, outdoor storage, or drive-in service; v. finance, insurance, and real estate services (SLUC 61); vi. personal services (SLUC 62); vii. professional services (SLUC 65); and viii. miscellaneous services (SLUC 65).

**b. Landscape.** There shall be a coherent planting plan for the entire development. Landscaping will not retain its residential character with a maximum 75% lot coverage, but should retain functional existing vegetation to the extent possible, and utilize landscape design themes from the surrounding residential neighborhood. See XVIII.X. for landscaped buffer requirements.

**c. Architecture.** The buildings in the block conversion shall present a coherent appearance and utilize themes from the surrounding residential neighborhood.

**d. Outdoor Sales and Storage.** Limited outdoor sales, including outdoor dining areas shall be permitted. All storage, except temporary storage of construction materials and equipment being used for work in progress, shall be within buildings.

**E. Overlay Districts.** All developments shall comply with any additional requirements imposed by overlay districts.